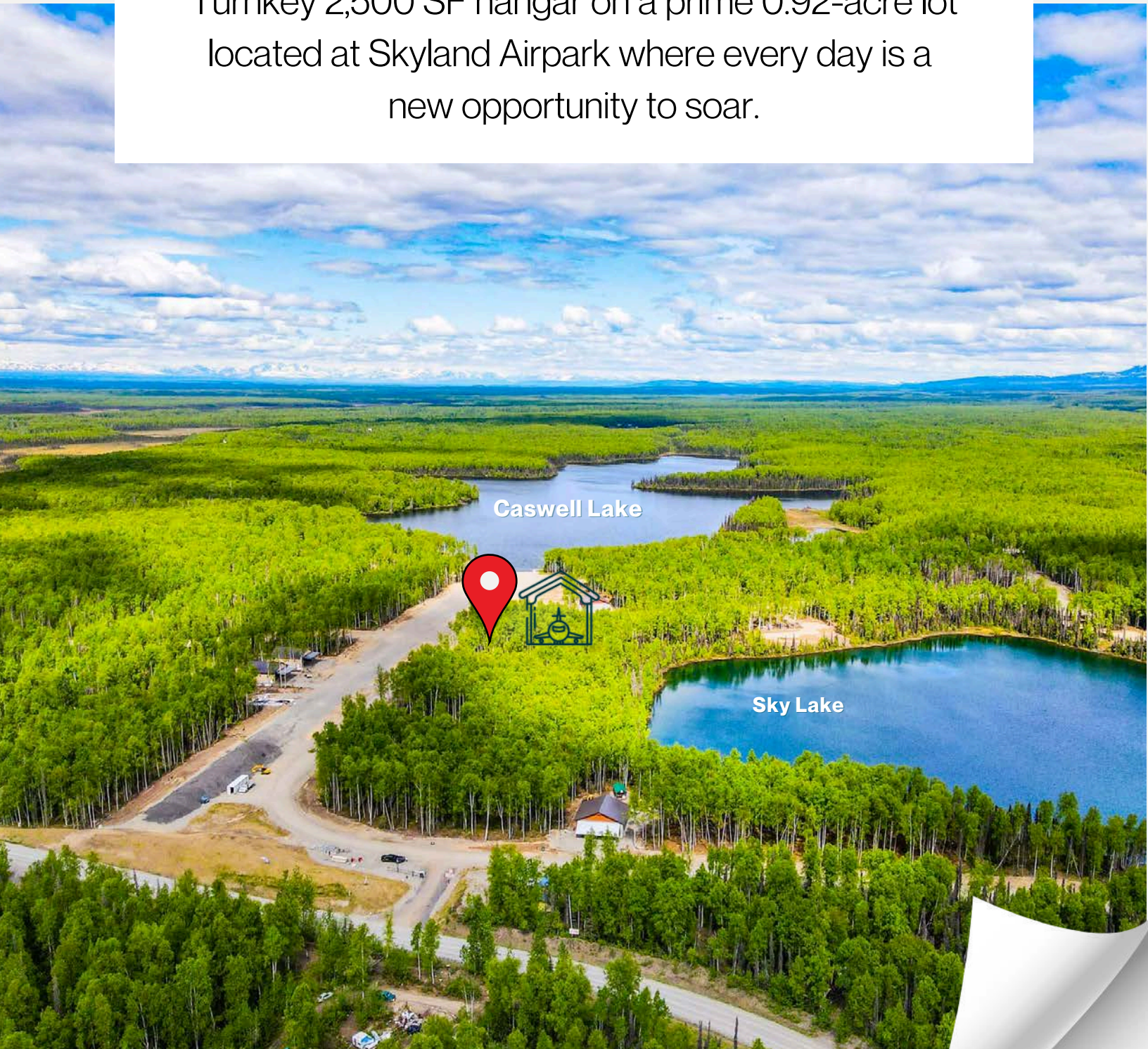


SSS COMMERCIAL REAL ESTATE  
SKYLAND AIRPARK COMMUNITY

# 45527 S DENAINA DRIVE #76 WILLOW ALASKA 99688

Turnkey 2,500 SF hangar on a prime 0.92-acre lot  
located at Skyland Airpark where every day is a  
new opportunity to soar.



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## DIRECT RUNWAY ACCESS WITH 100' OF SKYLAKE FRONTAGE

This 2,500-square-foot turnkey hangar is located on a prime 0.92-acre lot within the highly sought-after Skyland Airpark, offering an exceptional lifestyle for aviation and outdoor enthusiasts. The property provides direct access to the airpark's runway with 100 feet of serene Skylake frontage and unobstructed lake views.

Built with convenience and functionality in mind, the hangar is fully equipped with essential utilities, including water, sewer, and electricity. The exterior is made of durable, pre-finished smart lap siding, which offers durability and low maintenance.

The hangar features a 44'x16' Hydra-lift door constructed with insulated metal panels to ensure energy efficiency and easy operation. It also includes a propane-forced air shop heater and a corrugated metal guardrail.

The hangar comes with an 800-square-foot unfinished loft space, offering a blank canvas for the buyer to create a personalized pilot's lounge, office, or loft/sleeping area tailored to their specific needs, potentially creating a unique living or working environment right in the airpark.

In 2023, a well was drilled on the property, reaching a depth of 100 feet and producing an impressive 32 gallons per minute of clean water, further enhancing the property's readiness for immediate use.















# FLY AND LIVE ALASKA

Skyland Airpark is a unique aviation community located in the heart of Alaska, just two hours north of Anchorage. Covering 187 acres, this gated and secure community offers aviation enthusiasts and nature lovers an exceptional lifestyle. Skyland has 155 carefully planned parcels designed to maximize privacy and provide scenic views.

## **Runways and Aviation Amenities**

The airpark boasts an 1800-foot grass runway, a floatplane launch, and paved roads, making it ideal for land—and water-based aircrafts. The well-maintained runways ensure safe and convenient takeoffs and landings.

Floating lake docks provide easy access for water activities and seaplane operations. Recent paving projects and continuous upgrades ensure well-maintained roads and runways through any season.

## **Modern Amenities and Infrastructure**

Skyland Airpark offers various amenities for convenience. The covered Prop-wash Pavilion includes a remote pedestal for power and a stainless-steel Bison water pump that produces water even at -40 degrees.

The pavilion resembles the hangars at Skyland and features the same exterior finishings, which are built tough for the Alaskan lifestyle. Inside, it has picnic tables and BBQ grills.

At the top of the pavilion, an 18-inch diameter x 6-foot airport windsock is visible to all taking flight.

If you fly in and require transportation around the airpark boundaries, our on-site courtesy car service is now available on a limited basis. The vehicle will be conveniently parked by the sales office. To utilize this service, you must be a member of the association, over 25 years of age, and registered in the Skylands courtesy carpool.

## **Customizable Living Options**

Whether you are looking for a premium lot with direct runway access, lake-frontage, or a chalet among the trees, Skyland Airpark offers customizable options to suit your preferences.

## **Lifestyle and Activities**

At Skyland Airpark, every season offers a unique blend of activities.

### **Summer Fun:**

Explore scenic trails winding through forests and open marshlands, perfect for hiking and biking. Enjoy water sports like kayaking, canoeing, and paddleboarding on the lakes, or spend a relaxing day fishing.

### **Winter Sports and Activities:**

During the winter, warm up around the bonfire pits while enjoying snow machining across endless snowy landscapes. The lakes freeze to a depth of about 4 feet, perfect for ice skating, snowshoeing, and even ice fishing.

No matter the season, Skyland Airpark offers plenty of opportunities to enjoy the great outdoors.



"SKYLANDERS!"

WWW.SKYLANDAIRPARK.COM

## LIGHTING UP SKYLAND: SIGNS, MAILBOXES, AND SMOOTH LAUNCHES!



### "YOU'VE GOT MAIL"

The pedestal and concrete foundation for our brand-new mailboxes are complete, and they'll be installed once the roads are paved. This is one of the many ways we enhance convenience and comfort for future homeowners and current residents. The mailboxes are located inside our locked and secure subdivision.

### PROGRESS IS UNDERWAY AT SKYLAND AIRPARK!

Granite Construction will soon start paving the roads, bringing us closer to a smoother route to our easy-access community.

### COMPLETED AND INSTALLED: "THE SIGN"

We're thrilled to announce the completion of the new covered entry and sign at Skyland Airpark! A huge thank you to Dave Mabeus and the team at Signco Quality Signs for bringing the vision to life.

The centerpiece features a striking three-bladed Navajo propeller, beautifully illuminated by photocell LED lights that enhance security and visibility all year round.



### EXCITING NEWS FOR BOATERS AND AIRMEN AT SKYLAND LAKE!

Our designated launch area is about to get even better. A new concrete ramp is under construction, and permits have been submitted and approved. This brings us closer to offering this fantastic new feature on our beautiful waterfront.

### PROP-WASH PAVILION: NEARING COMPLETION

Our Prop-Wash Pavilion is almost ready! We're adding the finishing touches, including picnic tables, BBQ grills, and custom firepits—plus, it already features an old-fashioned hand water pump for that classic touch.



## BECOME A SKYLANDER TODAY!

VISIT US AT: 20057 EAST CASWELL LAKE RD.,  
WILLOW, ALASKA 99688.

CALL STEWART SMITH: 907-727-8686





# Soar Through the Alaskan Sky

## "It's More Than a Lifestyle—It's an Adventure!"

The rarity of this expansive acreage, historical richness, and limitless potential of this property promotes an ideal environment for Alaskan adventure

Source: Skyland Airpark | Living Alaska's Greatest Adventure



CONTACT US



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